



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

REGION 8
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<http://www.epa.gov/region08>

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Dear Prospector Park Homeowners:

I wanted to personally thank the Homeowners Association for inviting EPA to come and give an update on our current work in Park City. I appreciate the opportunity and look forward to working with Prospector Park residents more as we move forward.

At the meeting, I discussed the fact that EPA and the Upper Silver Creek Watershed Stakeholders Group are beginning an investigation of contaminated soils in the Park City area. This investigation is not limited to the Prospector area, but a review of the effectiveness of the Park City Landscaping and Maintenance of Soil Cover Ordinance is part of the investigation. This work will be conducted in close association with local residents, and several residents of Prospector Park are members of the Stakeholders Group.

In the Ordinance's current form, EPA does not have sufficient data to say it is working exactly as intended and will be effective at protecting human health over the long term. Therefore, we cannot give the area a "no further federal action required" designation and achieve final closure. We hope our current work addresses these concerns and will lead to a solution which ends or limits EPA involvement with Prospector and across the watershed. That is what everyone desires. As I have said many times before, if we are unable to reach a solution that works for the majority of Prospector residents, we will leave the situation status quo *for that area*. For that reason, your involvement in the future is very important and we will be soliciting volunteers to serve on our work group which is addressing this issue.

I also wanted to offer a written clarification on the current and future status of the Ordinance and how it relates to EPA's current work. A few questions were asked at the HOA meeting along these lines and apparently my answers created some confusion. Residents contemplating sampling or cleanup should consider the following facts:

1. The Ordinance is still in effect and will continue to be for the foreseeable future. This is a City Ordinance and is not enforced or administered by EPA.
2. A review of the Ordinance and its effectiveness may result in some changes. It is too early to tell if these changes will be significant with regards to property owners or when they will occur. We hope any changes will be minor and we hope to make significant progress in the next year.
3. For existing homes which have never been sampled, sampling is voluntary. However, once a property is sampled and determined to require remediation, compliance with the Ordinance is mandatory. Compliance is



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- also mandatory for new construction.
4. With regards to protecting your health, EPA feels sampling your property is important to know if soil contamination exists. Many areas won't require any remediation.
 5. Remediating the yard in accordance with the Ordinance is a good way to protect your family from any exposure to contaminated soil.
 6. Remediating the yard may be very expensive.
 7. Even if a yard is not remediated, there are many simple, common sense steps residents can take to minimize any risk of excessive exposure to soil contamination. If you are concerned, your personal physician can test for heavy metal exposure. EPA can provide guidance on this subject.
 8. It may be difficult to sell a property if it is not in full compliance with the Ordinance.

Ultimately, how you deal with this situation is up to you, not EPA. If you have questions regarding the Ordinance, I recommend you contact Paul Lammers from the Park City Building Department at 615-5112. More information on EPA's current work in Park City and the Stakeholders Group can be found at www.silvercreekpc.org. I can also be contacted at 1-800-227-8917 x6748 during normal business hours and at (303) 312-6748 anytime.

Sincerely,



Jim Christiansen
Remedial Project Manager